

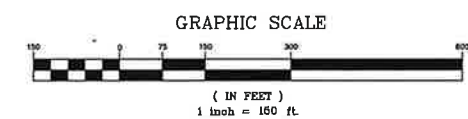
BY	DATE	REVISIONS



SINGLE FAMILY RESIDENTIAL
209 LOTS

TOWN HOMES
140 UNITS

TYPICAL TOWNHOME LAYOUT
NOT TO SCALE



ATLAS
407 East Maple Street, Suite 107,
Cumming, Georgia, 30040
Tel: (770) 781-5507
oneatlas.com



RESIDENTIAL MASTER PLAN
FRIENDSHIP ROAD / FRIENDSHIP CIRCLE / RIDGE ROAD
HALL COUNTY, GEORGIA
FOR
SCOTT PUCKETT, INC.

SHEET NO:
C1.0
HORIZONTAL SCALE
1" = 150'
VERTICAL SCALE
N/A
DATE: 09-27-21
DRAWN BY: NAA
CHECKED BY: EWB
JOB NO.: 21-5000-G101

**DEVELOPMENT INFORMATION
(SINGLE FAMILY RESIDENTIAL)**

PROPOSED ZONING: PRD
 SINGLE FAMILY AREA: 90.5 ACRES
 PROPOSED USE: 209 SINGLE FAMILY RESIDENTIAL LOTS
 61.90 ACRES
 GROSS DENSITY: 2.31 LOTS / AC.
 PROPOSED COMMON AREA: 28.60 AC.
 PROPOSED MIN. WIDTH: 60' WIDE
 PROPOSED MIN. LOT AREA: 8,000 SF
 SETBACKS:
 FRONT YARD: 25'
 SIDE YARD: 5'
 REAR YARD: 20'

BY	DATE	REVISIONS

GENERAL NOTES

- ALL LOTS TO BE SEWERED BY HALL COUNTY SANITARY SEWER.
- WATER SERVICE PROVIDED BY CITY OF GAINESVILLE.
- A 50' FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
- HALL COUNTY WILL MAKE THE DETERMINATION OF STREAMS WITH BUFFERS.
- TOPOGRAPHIC INFORMATION BASED ON HALL COUNTY GIS.
- SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.
- A 50' UNDISTURBED BUFFER IS LOCATED AT PERIMETER OF PROPERTY.

**DEVELOPMENT INFORMATION
(TOWN HOME RESIDENTIAL)**

PROPOSED ZONING: PRD
 PROPERTY AREA: 18.00 AC.
 PROPOSED USE: 140 TOWN HOME UNITS
 GROSS DENSITY: 7.78 UNITS / AC.
 PROPOSED COMMON AREA: 14.1 AC.
 PROPOSED MIN. WIDTH: 24' WIDE
 PROPOSED MIN. LOT AREA: 1,200 SF

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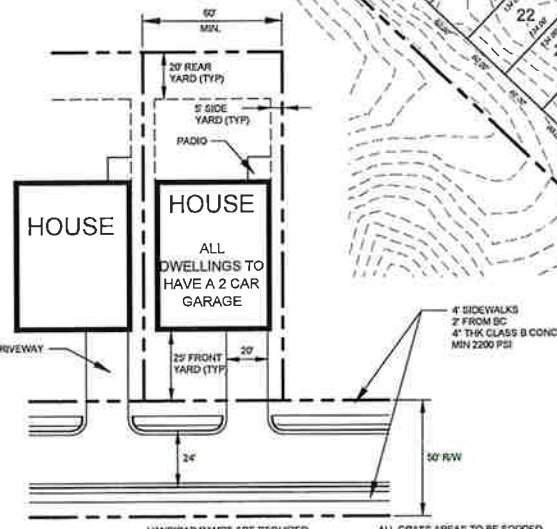
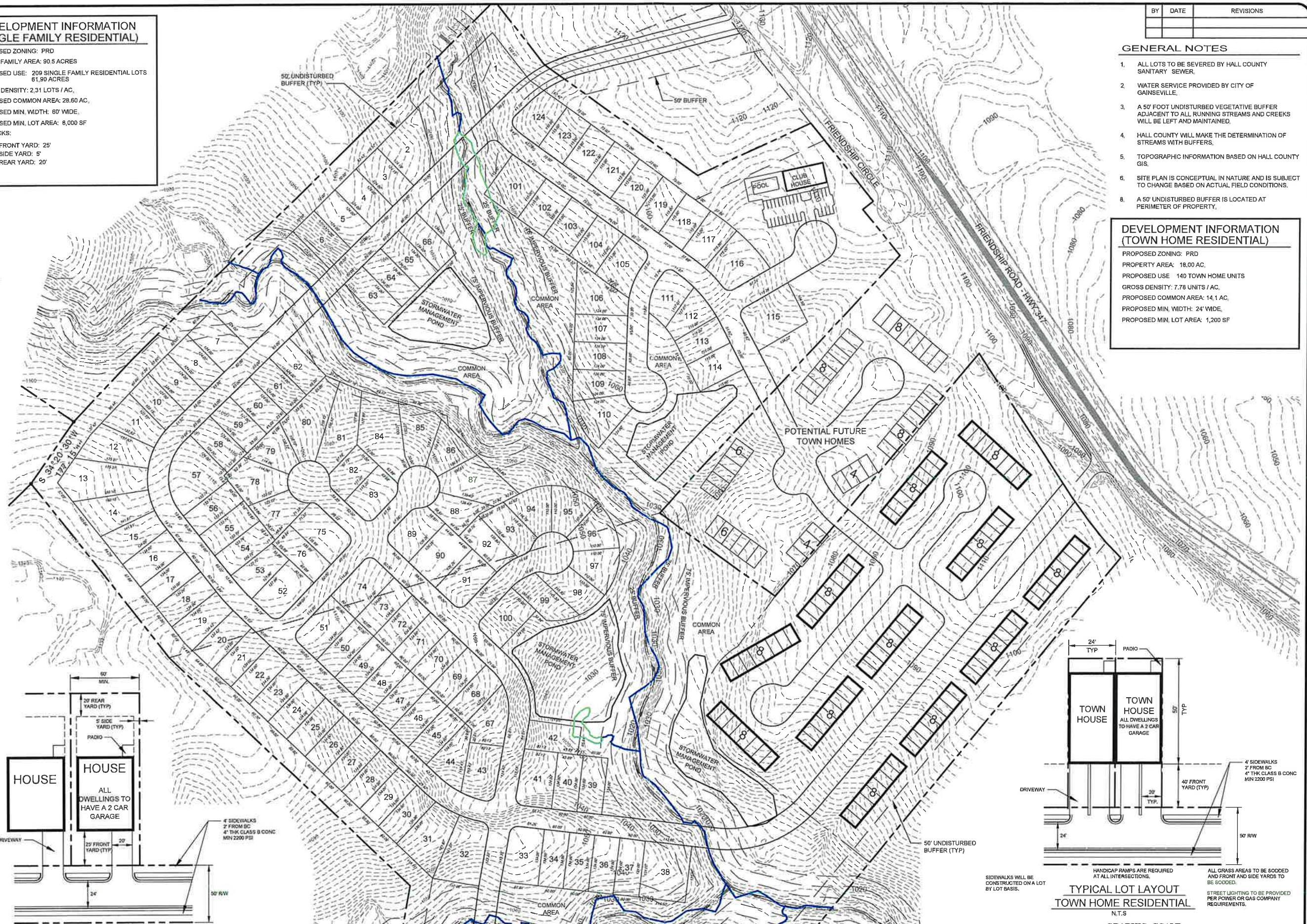


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 HALL COUNTY, GEORGIA
 FOR
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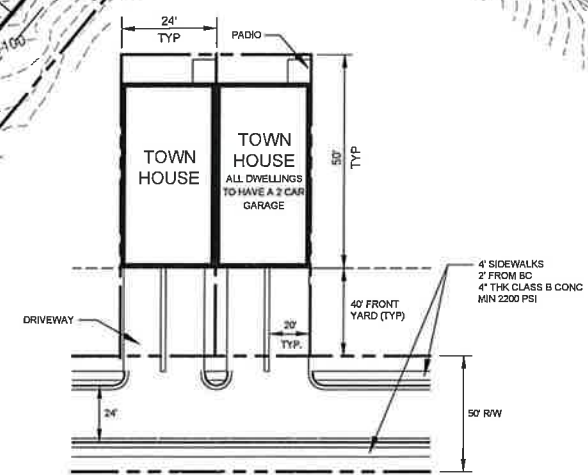
SHEET NO:

C1

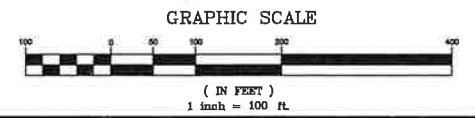
HORIZONTAL SCALE:
 1" = 100'
 VERTICAL SCALE:
 N/A
 DATE: 01-13-22
 DRAWN BY: NAA
 CHECKED BY: EWB
 JOB NO: 21-5000-G101



**TYPICAL LOT LAYOUT
(SINGLE FAMILY RESIDENTIAL)**
 N.T.S.



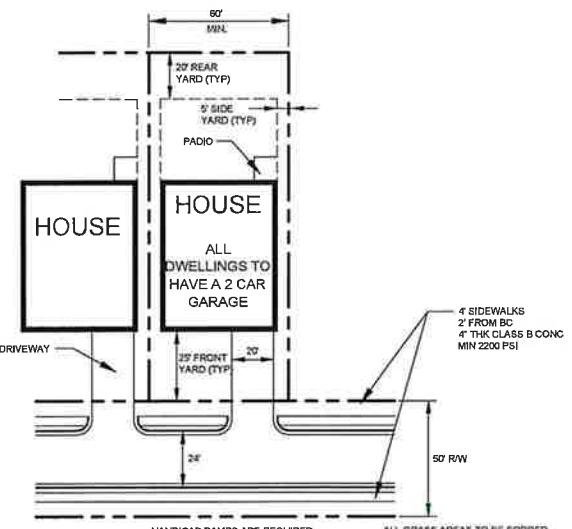
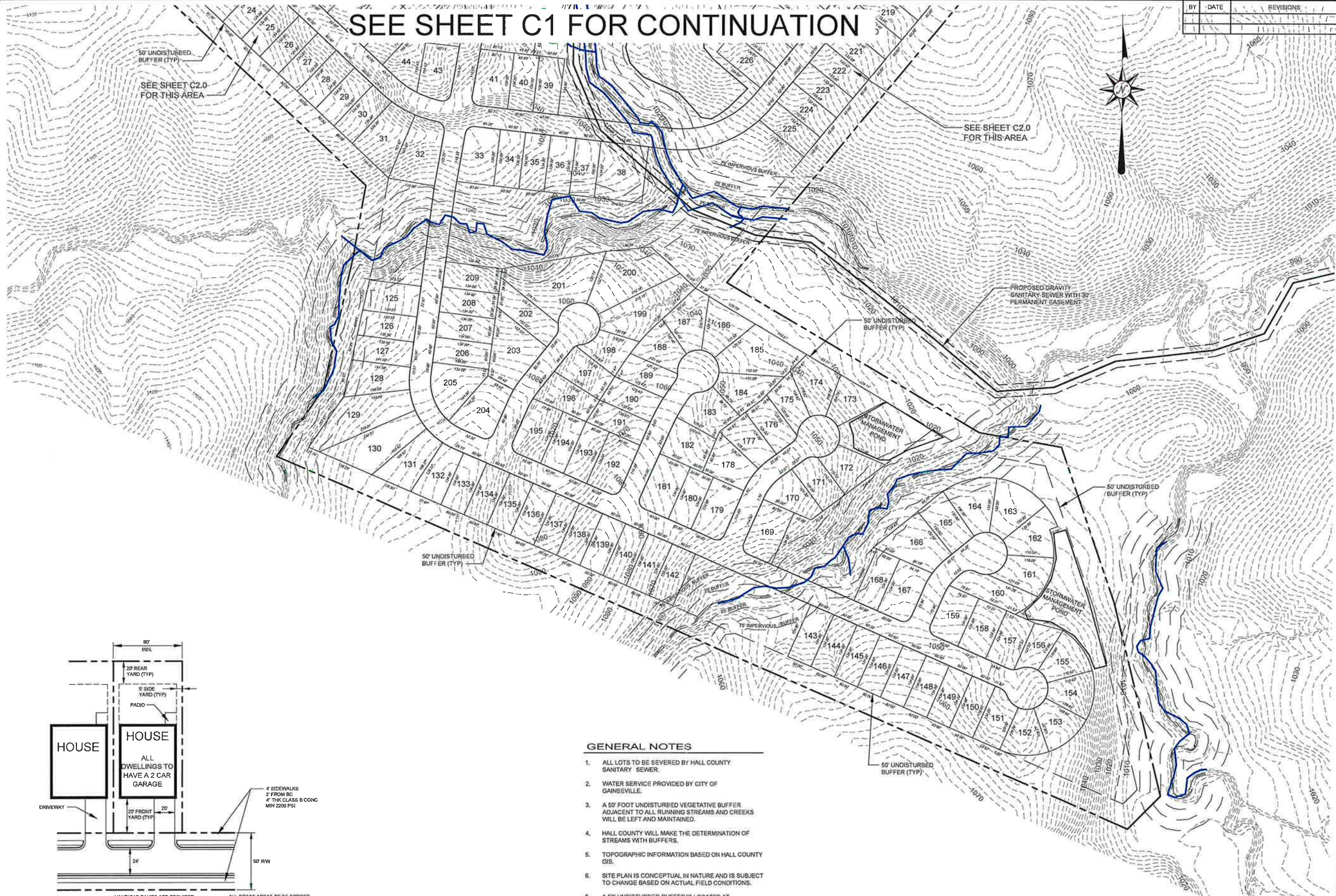
**TYPICAL LOT LAYOUT
TOWN HOME RESIDENTIAL**
 N.T.S.



SEE SHEET C2 FOR CONTINUATION

SEE SHEET C1 FOR CONTINUATION

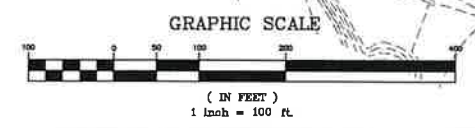
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TYPICAL LOT LAYOUT (SINGLE FAMILY RESIDENTIAL) N.T.S.

GENERAL NOTES

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2. WATER SERVICE PROVIDED BY CITY OF GAINESVILLE.
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4. HALL COUNTY WILL MAKE THE DETERMINATION OF STREAMS WITH BUFFERS.
5. TOPOGRAPHIC INFORMATION BASED ON HALL COUNTY GIS.
6. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.
8. A 50' UNDISTURBED BUFFER IS LOCATED AT PERIMETER OF PROPERTY.



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HALL COUNTY, GEORGIA
FOR
SCOTT FUCKETT, INC.

SHEET NO.:

C2

HORIZONTAL SCALE:
1" = 100'
VERTICAL SCALE
N/A
DATE: 10-28-21
DRAWN BY: NAA
CHECKED BY: EWB
JOB NO.: 21-5000-G101

